



# County of Los Angeles **CHIEF ADMINISTRATIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://cao.co.la.ca.us>

DAVID E. JANSSEN  
Chief Administrative Officer

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March 28, 2003

To: Supervisor Yvonne Brathwaite Burke, Chair  
Supervisor Gloria Molina  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: David E. Janssen  
Chief Administrative Officer

## **HUNTINGTON PARK HEALTH CENTER AND COURTHOUSE LEASE AMENDMENT NO. 6**

On June 29, 1999, the Board approved an amended lease for the San Antonio Health Center and Huntington Park Courthouse, located in the Huntington Park Civic Center. Under the terms of the lease, the County pays rent of \$18,395 per month to the City for the two facilities. In addition, the City made available approximately 10,000 square feet of land at no cost to the County for construction of a modular courtroom annex to the courthouse. The term of the lease was for twenty years, with a cancellation clause that would allow the County to cancel the lease after five years, or June 28, 2004.

Two events have necessitated a change in the lease. First, the Department of Health Services has closed the San Antonio Health Center and will soon relocate other functions housed in the building and will have no further need for the space. Secondly, the lease contained a provision which required the construction of the annex to begin within two years of the start date of the last lease amendment. Construction of the modular courtroom has been delayed beyond the two year deadline but is now ready for installation.

My office has recently negotiated a change in the lease agreement with the City. Under the terms of Lease Amendment No. 6, the City will continue to provide land for the replacement courtroom annex and the County has agreed to vacate the Health Center on or before June 28, 2004. After that date, the County's monthly rent payment will be reduced from \$18,395 to \$11,828.

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This amendment allows the County to proceed with the Board-approved replacement courtroom project and allows the Department of Health Services to reduce its monthly lease costs by \$6,569, an annual savings of \$78,828, beginning June 29, 2004.

The Huntington Park City Council is scheduled to approve the lease amendment at its April 7, 2003 meeting. Since the lease amendment provides only for a reduction in rent and the continued availability of the land for a courthouse annex, County Counsel has advised that these are ministerial changes and that I can sign the amendment in order to expedite its implementation.

If you have any questions, please let me know or your staff can contact Sharon Yonashiro at (213) 974-2273.

DEJ:SNY  
JSE:NB:mdc

c:     Executive Officer, Board of Supervisors  
       County Counsel  
       John A. Clarke, Executive Officer, Superior Court  
       Jim Noyes, Director of Public Works